



FENCE PERMIT

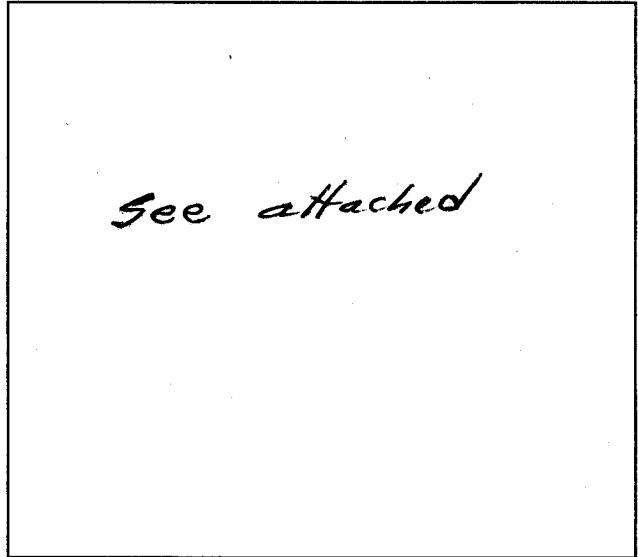
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

AC

PLOT PLAN

PROPERTY ADDRESS 693 Sperber Ln
 TAX SCHEDULE NO Parcel Number 2945-021-03-008
 PROPERTY OWNER Dennis & Marilyn Johnson
 OWNER'S PHONE 245-0844
 OWNER'S ADDRESS 693 Sperber Ln
 CONTRACTOR Custom Vinyl Fencing
 CONTRACTOR'S PHONE 243-1853
 CONTRACTOR'S ADDRESS 234 27 1/4 Rd
 FENCE MATERIAL PVC Plastic
 FENCE HEIGHT 6' for 158', 3' for 35'



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 ^{to N} SETBACKS: Front 20' from property line (PL) or
 SPECIAL CONDITIONS neighbor is on from center of ROW, whichever is greater.
Corner lot, so fence is going on Side 15' from PL Rear 30' from PL
backside of 2103103 and a better appearance to 693 Sperber Ln.

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Dennis Johnson Date 5/13/02
 Community Development's Approval C. Faye Wilson Date 5/13/02
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

SPERBER LANE

Existing Smith fence →

FOUND #5 REBAR
0.62' N, 0.26' E

Shed

4' picket

- ~~***~~ - 4' PVC picket-tan
- ~~***~~ - 6' PVC solid-tan
- ~~***~~ - 6' Cedar solid

LOT 2, BLK 1
McMILLIN SUB.
39361.6 SQ. FT.
0.90 ACRES

House

S 00°16'00" W 628.89' 166.30' (R)

N 00°17'39" E 628.76' 628.9' (R)

N 89°58'51" E

236.65' 237.0' (R)

LOT 3, BLK 1
McMILLIN SUB.

166.30'

166.27'

N 89°58'25" E

236.57'

LO
EL